

TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION
Meeting Room, Theodore D. Washington Municipal Building
Wednesday, January 6, 2016

Present: Hank McCracken, Chair; Christopher Epps, Vice-Chair; Sean Barth; Kathryn Drury; Will Guenther; Marge Blair

Absent: Chuck Dulcie

Staff: Erin Schumacher, Senior Planner; Katie Peterson, Planning Assistant; Rocio Rexrode, Growth Management Coordinator

I. CALL TO ORDER

McCracken called the meeting to order at 6:03 p.m.

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

Epps made a motion to approve the January 6, 2016, Historic Preservation Commission agenda. Blair seconded the motion.

Epps made a motion to rescind the motion to approve the January 6, 2016, Historic Preservation Commission agenda.

Barth made a motion to amend the agenda to move the Discussion item to the first item on the agenda. Blair seconded the motion. All were in favor and the motion to amend the agenda passed.

VI. ADOPTION OF MINUTES – December 2, 2015

Blair made a motion to adopt the December 2, 2015, Historic Preservation Commission meeting minutes. Barth seconded the motion. All were in favor and the motion passed.

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no Public Comments.

VIII. OLD BUSINESS

There was no Old Business

IX. DISCUSSION

- a. **Redevelopment Opportunities for 71 Calhoun Street** – Pearce Scott Architects to present potential redevelopment opportunities for 71 Calhoun Street for feedback from the HPC. The lot currently has 4 structures on it, one of which is contributing to the local Bluffton Historic District (former Eggs N Tricities building). Redevelopment proposals include rehabilitation, partial and full demolition.

PUBIC COMMENTS: The Public Comment Session was opened.

1. **Joanne Heyward, 95 Boundary Street:** She requested a few minutes to read a brief history of the property. She mentioned that the building use to be a grocery store and that sometime after 1942 the filling station was built. She stated that it would be nice to have a store in that location, but that it wouldn't hurt her feelings if it doesn't happen. She said that the plans that Scott designed are beautiful and that it would certainly be an asset to Calhoun Street.
2. **Jacob Martin, 35 Bruin Street:** He stated that the history of the Town needs to be preserved as much as possible.
3. **Paige Camp, 41 Calhoun Street:** She agreed with all the comments and added that there should be space surrounding the building for the property to maintain its historic relevance.

The Public Comment Session was closed.

Scott presented redevelopment proposals.

The Members proposed the following suggestions: future design proposals should be sympathetic to the building and its surroundings, the density should not mimic the density of the Promenade, and the history and scale of the building should be respected.

There was a discussion regarding the probable existence of buried fuel tanks and the impact on future redevelopment.

X. NEW BUSINESS

1. FOR ACTION

- A. **Certificate of Appropriateness.** A request by Mike Vaccaro, of Ludtke & Vacarro Architects, LLC., on behalf of Bill Herbkersman for approval of a Certificate of Appropriateness to allow the construction of a new mixed use structure of approximately 5,080 SF, located on the property identified as 36 Promenade Street (Lot 1D) in the Calhoun Street Promenade Development and zoned as Neighborhood Core-HD (COFA-11-15-9421).

Schumacher presented.

Epps recused himself.

Drury made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 3.12 of the UDO, an exempt plat application must be submitted to Town Staff for review and approval. In addition, the building square footage (heated/unheated) must be reduced to be no more than what was platted on the plat recorded with Beaufort County 8-28-2014 or a development plan amendment must be submitted to accommodate the increase in square footage.
2. Per the comments provided by BJWSA, correspondence must be submitted to the Town affirming that civil/site layout has been approved by BJWSA.
3. Per Section 5.15.55.F.4.e. and Section 52 of Traditional Construction Patterns, the storefront design should be revised to establish better vertical rhythm in the front façade through alignment of windows, openings, pilasters, and columns.
4. Per the Applications Manual, architectural sections through the porch and building eave must be submitted for review by Town Staff.
5. Per the Applications Manual, a letter of approval from the Calhoun Street Promenade Architectural Review Board must be submitted to Town Staff for review.
6. Per the Applications Manual, a landscape plan noting foundation plantings and street trees must be submitted for review.

Guenther seconded the motion. All were in favor and the motion passed.

- B. Certificate of Appropriateness.** A request by Thomas L. Hiatt, Architect, on behalf of Kristen and Matthew Scott for review of a Certificate of Appropriateness to construct a new single family residential structure of approximately 1,740 SF, with a 763 SF carriage house, located on the property identified as 28 Tabby Shell Road (Lot 15), in the Tabby Roads Development and zoned as Neighborhood General-HD (COFA-11-15-9413).

Schumacher presented.

Barth made a motion to approve the Certificate of Appropriateness with the following conditions:

1. Per Section 3.22.2 of the UDO, a Town of Bluffton tree removal permit is required for any trees over 14 inches DBH proposed for removal.
2. Per the Applications Manual, a final approval letter from the Tabby Roads HARB shall be provided to Town Staff stating that the plans have been reviewed and approved.
3. Recommendation: Reconsider incorporating an architectural feature or landscaping to add visual interest and break up the expanse of the façade in lieu of the false shutters on the Right Side Elevation.

Drury seconded the motion. All were in favor and the motion passed.

- C. **Certificate of Appropriateness.** A request by Scott Middleton of Southern Coastal Homes for review of a Certificate of Appropriateness for the construction of a new single family residence of approximately 2,545 SF and Carriage House of approximately 465 SF on the property is identified as 5802 Yaupon Road (Lot 20B) in the Stock Farm Development and zoned as Neighborhood General-HD (COFA-6-15-9258).

Schumacher presented.

McCracken recused himself.

PUBIC COMMENTS: The Public Comment Session was opened.

1. Tessy Rogers, 5806 Youpon Road: She expressed concern about privacy and requested that the plans for the house on 5802 Youpon Road be redesigned for the sake of more privacy in her patio entertainment area.

The Public Comment Session was closed.

Barth made a motion to approve the Certificate of Appropriateness with the following conditions:

4. Per Section 5.7.4.A.5., access must be provided to a public or private roadway through a curb cut and recorded (if necessary) via a cross or shared access easement.
5. Per Sections 5.15.5.F.1.c. 5.15.6.E.5.c., and 5.15.6.E.6.c., the first finished floor height must be increased to meet the minimum requirement of 3 feet above the adjacent sidewalk grade, as well, the porch and stoop heights must be revised to be no less than 30 inches from grade to top step.
6. Per Section 5.3.3.A.1. of the UDO, a Town of Bluffton tree removal permit is required for the removal of any trees over 14" in DBH.
7. Per the Applications Manual, a letter of approval from the Stock Farm HARB must be submitted, and any conditions addressed, before the issuance of the Certificate of Appropriateness.
8. Recommendation – reconsider the use of shutters to provide greater consistency on all elevations.

Drury seconded the motion. All were in favor and the motion passed.

XI. **ADJOURNMENT**

The January 6, 2016, Historic Preservation Commission meeting adjourned at 7:30 p.m.